

September 19, 2007



City of Las Vegas Development Services Center
Planning and Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

**RE: Caroline's Court (APN's 125-17-601-012, 12517-601-017 and
125-17-202-001) Tentative Map**

JUSTIFICATION LETTER

The subject property (23.62 acres) is located at the west quadrant of the intersection of Durango Road and El Capitan Way (Farm). The development lies within the Town Center Development area and is designated SC-TC defined as Service Commercial. This development is to comply with the Town Center Development Standards.

Caroline's Court comprises a commercial retail center including a Lowe's Home Improvement Center, fast food restaurants, a retail strip center with a major anchor, full service restaurants, as well as a 2-story office building. The total site area is 1,031,509 square feet with building area gross of 269,734 square feet and 1,137 parking spaces. The open space totals approximately 226,058 square feet.

The property is bounded on the north by a residential subdivision. The landscape buffer between the development and the residential subdivision has been designated as a multi-use transportation trail in compliance with the Transportation Trails Element of the City of Las Vegas Master Plan. The frontage of the property along El Capitan Way has also been designated for a multi-use transportation trail

Additionally, the bulk of the development has been placed at the far end of the property from the residential subdivision, with the nearest building being the 2-story office building. The placement of the buildings is such that the development itself helps screen the residences from the freeway. The service road for the Lowe's Home Improvement Center was purposely placed at the furthest possible location from the residences. The parking lot landscaping will provide additional screening and will be an appealing amenity in the project.



**TMP-25075
11/29/07 PC**

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A Site Development Review (SDR-20496) was conditionally approved by City Council. Special Use Permit for the Lowe's Home Improvement warehouse and fast food restaurant (SUP-20497, (SUP-20498) and (SUP-20499) are in progress.

Please notify me with any further concerns as staff reviews this site as it is our goal to work with staff in order to gain their recommendation for approval of the Planning Commission

Sincerely,
EKN ENGINEERING, INC.



Claro Perez
Senior Project Manager

CP/st

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